

TO LET/FOR SALE

MADELEY JOB CENTRE, CHURCH STREET, MADELEY, TELFORD, SHROPSHIRE TF7 5RH

Halls ¹⁸⁴⁵
COMMERCIAL



Prominent Office Building

- 478.9 sq m (5,155 sq ft)
- Car parking
- Self-contained building
- Potential for alternative uses including medical / teaching, subject to consents



Price: Offers in excess of £300,000 (Exclusive)

Rent: £30,000 per annum (Exclusive)

halls.gb.com

01743 450 700

LOCATION

Madeley Job Centre is situated in Madeley town centre within close proximity to the main shopping centre and the car park.

The town is part of the new town of Telford and had a population of 17,935 at the 2001 census. Madeley is approximately 18.7 miles to the east of Shrewsbury and 34 miles to the north west of Birmingham.

DESCRIPTION

The property comprises a detached building comprising ground and first floor offices. The accommodation is principally open-plan downstairs with ancillary toilets and store room. The first floor is sub-divided to provide a meeting room, comms room, staff room and kitchen, together with ancillary toilets and cloakroom.

To the side is a tarmacadam forecourt with parking for 12 cars.

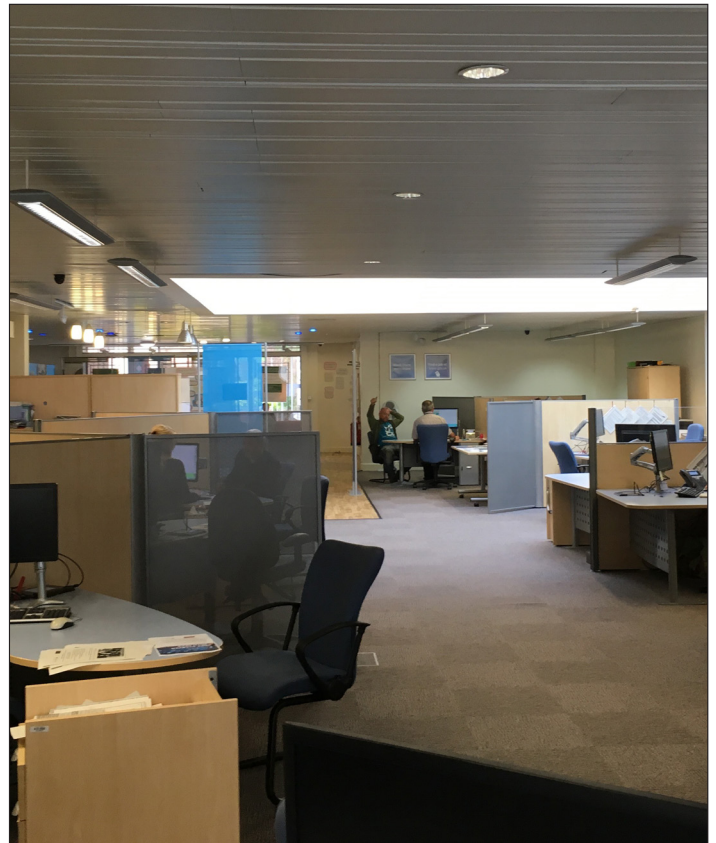
ACCOMMODATION

The property has the following Net Internal Area:

Ground Floor 358.7 sq m (3,861 sq ft)

First Floor 120.2 sq m (1,294 sq ft)

Total 478.9 sq m (5,155 sq ft)

**PLANNING**

Interested parties should make their own enquiries. The property is understood to have consent for its existing use as offices. Other uses such as medical or teaching may be suitable, subject to statutory consents.

EPC

Available upon request.

RATEABLE VALUE

Interested parties should make their own enquiries. More information available upon request.

PRICE/RENT

Price: Offers in excess of £300,000 (Exclusive)

Rent: £30,000 per annum payable quarterly in advance.

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SERVICES

All mains services are available on the site. We have not tested any of these services.

VAT

All figures quoted are excluding VAT.

TENURE

The offices are available to let on a new fully repairing and insuring lease on terms to be agreed.

The property is to be sold Freehold with vacant possession under Title Number SL162604

LEGAL COSTS

Each party to be responsible for their own legal costs in respect of this transaction.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way,
Telford, Shropshire, TF3 4NT. Tel: 01952 380000

FINANCIAL ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.



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